

FALLBROOK COMMUNITY PLANNING GROUP

And

FALLBROOK DESIGN REVIEW BOARD

Regular Meeting

Monday 16 June 2008, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

AGENDA

1. Open Forum. Opportunity for members of the public to speak to the Planning Group on any subject matter within the Groups jurisdiction but not on today's agenda. Three minute limitation. Non-discussion, & Non-voting item.
2. Approval of the minutes for the meeting of 21 May 2008. Voting item.
3. Report from Department of Public Works, Project Manager Steve Ron 858-694-2567 steve.ron@sdcounty.ca.gov on alternative alignments for the extension of Fallbrook Street from Stage Coach Lane to Reche Road. **Circulation Committee**. Community input. Voting item.
4. GPA05-003, SPA05-001, TM5424, REZ 05-005 & S05-014 Campus Park West project is **proposed** for the approximate 107 acres located in the north east corner of I-15 and SR76. It is a **request** that includes the processing of a General Plan Amendment, an amendment to the Campus Park Specific Plan, a Tentative Map, a Rezone and a V designator. They are requesting 369 dwelling units. Lots 1 – 17 approximately 21.6 acres of Light Industrial, Lots 18 – 20, & 31 – 34 approximately 6.1 acres of Mixed Use, Lots 28 – 30 approximately 16 acres of Multi-Family, Lots 21 – 27 approximately 21 acres of General Commercial, Lots 37 – 42 approximately 12 acres of Home Owners Association, and south of Highway 76 (Pala Road), Lots 35 & 36 approximately 8 acres of General Commercial, Lots 45 & 46 approximately 10.7 acres of open space. The applicant has requested that the preparation of Site Plans be delayed until some time in the future when development plane are being prepared, additionally the applicant has requested to write Design Guidelines specifically for the project and not use the Fallbrook Design Guidelines. Staff has concurred subject to concurrence by the FCPG. Owner/Applicant JPSP LLC (916) 447-7100/447-7112, Contact person Chris Morrow or Debbie Collins 619-235-6471. County planner Christine Stevenson 858-694-3685, Christine.stevenson@sdcounty.ca.gov. Heard as a non-voting item at the 16 May 2005 FCPG meeting. **Land Use and Parks & Recreation Committees**. Community input. Voting item. (4/9)
5. Request for Waiver of B Community Design Review Special Area Regulation for painting and beautification of Pearl Car Wash located at 221 E. Mission Rd. Contact person Seana Corona, (619) 501-4264, seana@pearlclwm.com County planner Debra Frischer debra.frischer@sdcounty.ca.gov. Withdrawn at the May 2008 FCPG meeting. **Design Review Committee**. Community input. Voting item (4/24)
6. S95-013W1 Site Plan modification request for a new 3,715 SqFt commercial building for office and retail purposes on the .92 acres located at 812 South Main Avenue. The north west corner of this property currently includes a Kragen Auto Parts. The new building will occupy the south east corner. Owner: William & Joanne Zirbes 310-452-2885. Applicant Jeff Brand 728-3204. Contact person John Gil 310-821-4020. County planner: Marcus Lubich 858-694-8847. Continued at the 17 Dec 2007 FCPG meeting. **Design Review Committee**. Community input. Voting item. (5/1)
7. S04-060 Request for a Site Plan for the construction of a 1794 SqFt steel building located at 119 W. Aviation Road. Purpose of the building will be for automotive repairs or an auto body shop or for tire shop sales and installation. Additionally the existing single family residence will be converted to office, customer waiting area and rest rooms. Owner/applicant Jaime Cortez 802-4702. Contact person Raul Silva 619-585-9139. County planner Griffith 858-694-2423. Denied at the June 2007 FCPG meeting. **Land Use and Design Review Committees**. Community input. Voting item (5/7).

8. S08-016 Request from Verizon Wireless to construct, operate, and maintain a wireless PCS facility with the antennas mounted on two existing buildings within the Fallbrook Center located at 1071 South Main Street. Owner Fallbrook Plaza LLC 858-486-9999. Applicant Verizon Wireless 949-286-7884. Contact person Karen Adler 715-3416. **Public Facilities and Design Review Committees.** Community input. Voting item (5/9)
9. .Request for a Waiver of B Community Design Review Special Area Regulation for a new awnings and sign at Cafe Primo, 139 S. Main Ave. Contact person Linda Gordon, 760-731-5120 or email lindagordon@cblandmark.com . County planner is Debra Frischer (858)495.5201 debra.frischer@sdcounty.ca.gov **Design Review Committee.** Community Input. Voting Item. (5/24)
10. Request for a Waiver of B Community Design Review Special Area Regulation for a new sign at Bank of America, 1125 S. Main Ave. Contact person Steve Katz, Coast Signs, Steven.Katz@coastsign.com. County planner is Debra Frischer (858)495.5201 debra.frischer@sdcounty.ca.gov. **Design Review Committee.** Community Input. Voting Item. (5/24)
11. Request for Waiver of B Community Design Review Special Area Regulation for a paint booth at Neiman's Collision Center located at 1381 S. Mission Rd. Contact person Stan Neiman, neimans@tfb.com, 760-728-8810, County planner Debra Frischer debra.frischer@sdcounty.ca.gov. **Design Review Committee.** Community input. Voting item.

NOTE: The Planning Group occasionally has openings on its **Land Use** (Chuck Sanacore 723-4706), **Circulation** (Harry Christiansen 728-3725), **Parks & Recreation** (Carolyn Major 723-9519), **Public Facilities** (John Crouch 723-7305), **Design Review** (Eileen Delaney 518-8888), and **Liberty Quarry** (Jim Oenning 451-2323) committees for non-elected citizens. Interested persons please contact the Chairman. This is a preliminary agenda. If any changes are made, a final agenda will be posted at the North County Fire District, 315 E. Ivy Street, Fallbrook, at least 72 hours prior to the meeting.

Jim Russell, Chairman, 205 Calle Linda, Fallbrook, California 92028, (760) 728-8081 Russellfarms@tfb.com